

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

November 26, 2002

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:05 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, Padilla, Rindone, Salas, and
Chair/Mayor Horton

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Kaheny, and City Clerk Bigelow

CONSENT CALENDAR

1. COUNCIL RESOLUTION NO. 2002-487 AND AGENCY RESOLUTION NO. 1803, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA EXERCISING THE CITY'S OPTION TO EXTEND THE CONTRACT WITH ADVOCATION, INC. FOR LEGISLATIVE REPRESENTATION FOR THE 2003-2004 LEGISLATIVE SESSION, AND AUTHORIZING THE MAYOR/CHAIR TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF CHULA VISTA

On 12/31/02, the current agreement with Advocation, Inc. expires. This agreement was for the provision of legislative representation in Sacramento throughout the 2001-2002 legislative session. Based on the firm's success in promoting Chula Vista's legislative agenda, staff recommends exercising the City's option to extend this contract. (City Attorney, Intergovernmental Affairs Coordinator, Community Development Director)

Staff recommendation: Agency/Council adopt the resolution.

ACTION: Agency/Councilmember Davis offered City Council Resolution No. 2002-487 and Redevelopment Agency Resolution No. 1803, headings read, texts waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

ACTION ITEMS

2. AGENCY RESOLUTION NO. 1804, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE PRELIMINARY PLAN FOR THE REDEVELOPMENT PROJECTS AMENDMENT AND MERGER AND AUTHORIZING SUBMITTAL OF THE PRELIMINARY PLAN

ACTION ITEMS (Continued)

The proposed redevelopment plan amendment would 1) merge the redevelopment plans for the Bayfront, Town Centre 1, Town Centre II, Otay Valley, and Southwest Redevelopment Projects to create a "Merged Project Area;" 2) add 528 acres of non-contiguous commercially and industrially zoned property in western Chula Vista; and 3) aggregate tax increment revenues among the constituent redevelopment project areas, establish uniform redevelopment plan policies, and potentially designate distinct planning areas tailored to serve the needs of the various components of the "Merged Project Area." State redevelopment law would preserve each constituent redevelopment project's accounting, tax sharing formulas, and limitations. (Community Development Director)

Senior Community Development Specialist Tapia presented the preliminary plan.

ACTION: Agency/Councilmember Padilla offered Agency Resolution No. 1804, heading read, text waived:

AGENCY RESOLUTION NO. 1804, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE PRELIMINARY PLAN FOR THE REDEVELOPMENT PROJECTS AMENDMENT AND MERGER AND AUTHORIZING SUBMITTAL OF THE PRELIMINARY PLAN

The motion carried 5-0.

PUBLIC HEARINGS

3. CONSIDERATION OF ADOPTION OF PROCEDURES FOR THE FORMATION OF A PROJECT AREA COMMITTEE FOR THE REDEVELOPMENT PROJECTS AMENDMENT AND MERGER

The proposed expansion and merger of the redevelopment project areas located in the western part of the City include properties with commercial and industrial zoning designations that are not currently in any of the five redevelopment areas. Although the expansion area is zoned commercial or industrial, it contains some properties that have residential uses occupied by low and moderate-income persons. Therefore, a Project Area Committee must be formed, and procedures for the formation and election of this committee are required pursuant to State redevelopment law. (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Horton opened the public hearing. There being no members of the public wishing to speak, she then closed the hearing.

PUBLIC HEARINGS (Continued)

ACTION: Agency/Councilmember Davis offered Council Resolution No. 2002-488, heading read, text waived:

RESOLUTION NO. 2002-488, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE PROCEDURES FOR THE FORMATION OF A PROJECT AREA COMMITTEE FOR THE REDEVELOPMENT PROJECTS AMENDMENT AND MERGER

The motion carried 5-0.

4. CONSIDERATION OF PRECISE PLAN PCM-03-04 FOR THE DEVELOPMENT OF AN INDUSTRIAL PROJECT THAT INCLUDES APPROXIMATELY 153,000 SQUARE FEET OF OFFICE, MANUFACTURING AND WAREHOUSE SPACE AT 3441 MAIN STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA

The McMahon Development Group is proposing to acquire the 10.45-acre site at 3441 Main Street to construct an industrial complex consisting of three office, manufacturing, and warehousing buildings of approximately 153,000 square feet of space. (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Senior Community Development Specialist Tapia presented the proposed project.

Chair/Mayor Horton opened the public hearing. With no members of the public wishing to speak, she then closed the hearing.

ACTION: Agency/Councilmember Davis offered Agency Resolution No. 1805, heading read, text waived:

AGENCY RESOLUTION NO. 1805, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA (A) ADOPTING NEGATIVE DECLARATION IS-03-003; (B) GRANTING A PRECISE PLAN (PCM-03-04); AND (C) APPROVING AN OWNER PARTICIPATION AGREEMENT WITH MCMAHON DEVELOPMENT FOR THE DEVELOPMENT OF AN INDUSTRIAL PROJECT THAT INCLUDES APPROXIMATELY 153,000 SQUARE FEET OF OFFICE, MANUFACTURING, AND WAREHOUSE SPACE AT 3441 MAIN STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA

The motion carried 5-0.

5. DIRECTOR'S REPORTS

There were none.

6. CHAIR/MAYOR REPORTS

There were none.

7. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

Closed Session was cancelled, and the following item was not discussed:

8. CONFERENCE WITH LEGAL COUNSEL REGARDING INITIATION OF
LITIGATION – Pursuant to Government Code Section 54956.9 (c)
One Case

ADJOURNMENT

At 7:30 p.m., Chair/Mayor Horton adjourned the meeting to an Adjourned Meeting of the Redevelopment Agency on December 7, 2002, at the Chula Vista High School cafeteria, 820 Fourth Avenue, Chula Vista, and thence to an Adjourned Meeting of the Redevelopment Agency on December 10, 2002, at 6:00 p.m., immediately following the City Council meeting.

Susan Bigelow, CMC. City Clerk